

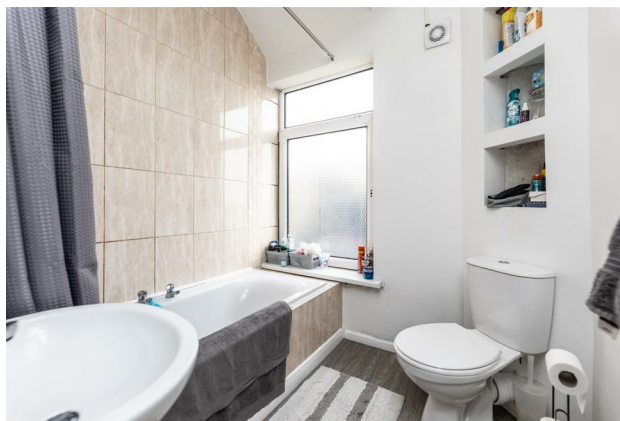
HUNTERS[®]

HERE TO GET *you* THERE

78 Pontefract Road, Knottingley, WF11 8RN

£280,000

Property Images



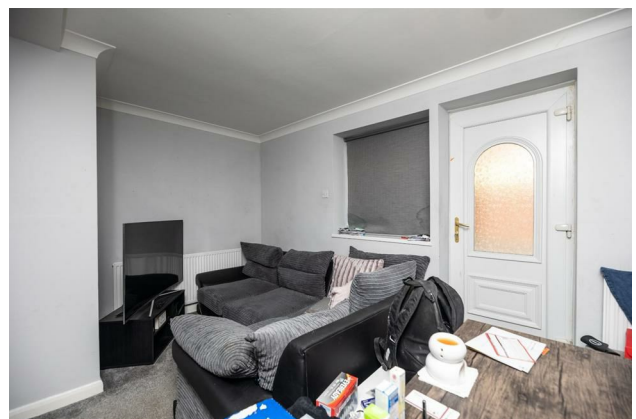
HUNTERS[®]

HERE TO GET *you* THERE

Property Images



Property Images



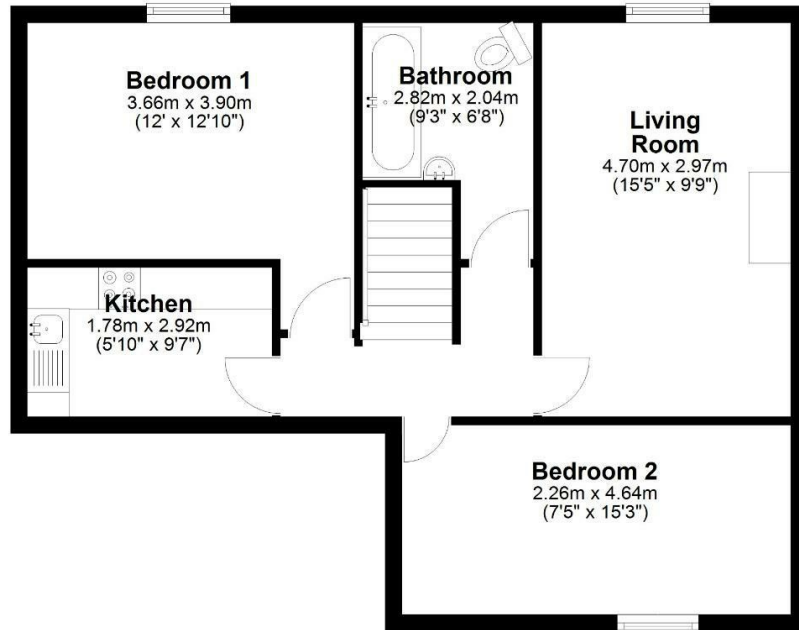
HUNTERS®

HERE TO GET *you* THERE

HUNTERS®

First Floor

Approx. 53.6 sq. metres (576.5 sq. feet)

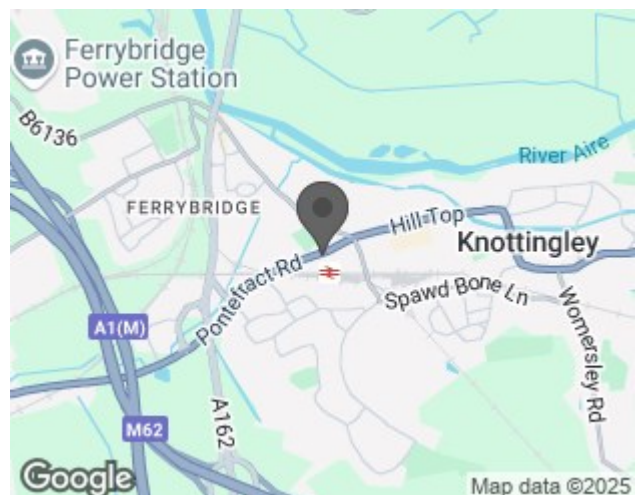


Total area: approx. 53.6 sq. metres (576.5 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Detached Beds: 7 Bathrooms: 4 Receptions: 4
Tenure: Freehold

HUNTERS are pleased to present an exceptional investment opportunity in the highly sought-after town of Knottingley. This property comprises four self-contained flats, each offering spacious and well-appointed living spaces, all benefitting from gas central heating. The building is conveniently located within walking distance of transport links, including train stations and is close to a range of local amenities and eateries. Currently, all flats are occupied by tenants, making this an ideal buy-to-let opportunity. The property is being sold with tenants in situ and further details are available upon request.

****Flat 1****

This flat boasts a generous open-plan living and dining area, featuring a large, bright window that floods the room with natural light. The space comfortably accommodates a six-seater dining table. The modern kitchen is well-equipped with a range of wall and base units, complemented by sleek worktops and tiled splash backs. It also includes integrated cooking facilities, along with space for a dishwasher and washing machine. The bedroom benefits from a large window that enhances the sense of space and light. A second spacious bedroom also enjoys ample natural light and offers comfortable living space.

****Flat 2****

Flat two offers a spacious lounge, ideal for both relaxation and dining, with a large window providing an abundance of natural light. There are two well-sized bedrooms, both featuring large windows that fill the rooms with light. The kitchen is fitted with a range of wall and base units, integral cooking facilities, and plumbing for a washing machine. Dual windows provide plenty of natural light. The modern bathroom is finished to a high standard with a WC, hand basin, and shower, complemented by stylish tiling and a towel radiator.

****Flat 3****

Flat three features a bright and airy lounge with ample seating space, leading through to a functional kitchen area. The kitchen is fitted with wall and base units and a large window allows plenty of natural light. The property also benefits from loft access for additional storage. The bathroom is well-appointed with a WC, hand basin, and a bath with an overhead shower, finished with contemporary tiling. A handy utility room offers extra space, and a spacious bedroom completes this well-presented flat.

****Flat 4****

Flat four is a two-bedroom property with a spacious open-plan living area and kitchen. The kitchen is equipped with a range of wall and base units. The flat also features a modern bathroom, fitted with a WC, hand basin, and bath with an overhead shower. Both bedrooms offer ample space and benefit from large windows, providing plenty of natural light.

****External Features****

The property benefits from parking facilities, offering added convenience for residents.

For further details or to arrange a viewing, please contact the office.

ATTENTION INVESTORS! TWO VERY WELL MAINTAINED DETACHED DWELLINGS WITH COMMUNAL COURTYARD AND ALLOCATED PARKING**TENANTS IN SITU** EXCELLENT OPPORTUNITY

Features

• ATTENTION INVESTORS • 4 SELF CONTAINED FLATS • SOLD WITH TENANT IN SITU • CLOSE TO LOCAL TRANSPORT LINKS • OFF STREET PARKING FACILITIES • EPC RATING TBC • COUNCIL TAX BAND A • FREEHOLD